

Minutes of Joint Plan Commission/BEDC Meeting May 17, 2016

Call to Order – Phil Wedekind called the meeting of the Commission to order at 5:15 PM.

Roll Call – Present were Phil Wedekind, Dennis Thurow, Roy Franzen, Pat Liston, Jim O’Neill, Tom Kolb, and Kate Fitzwilliams.

Also in attendance were Tom Pinion, Ed Geick, Atty. Bolin, Richard Blakeslee, Ellen Allen, Ian Crammond, Mike Hardy, Tim Stieve, and Scott Dobbs.

Call to Order

- a. Note compliance with the Open Meeting Law. Palm noted compliance with the Open Meeting Law.
- b. Agenda Approval: Liston moved, Kolb seconded to approve the agenda as posted. Motion carried unanimously.
- c. Minutes Approval: It was moved by O’Neill, seconded by Franzen to approve the minutes of the April 19, 2016 meeting. Motion carried unanimously.

Public Invited to Speak (*Any citizen has the right to speak on any item of business that is on the agenda for Commission action if recognized by the presiding officer.*) There were no speakers.

New Business

- a. Consider Preliminary Plat of the 2nd Addition to Pleasant View, a 10-lot subdivision located in the SW¼ of the SW¼ of Section 30, T12N, R6E in the City of Baraboo, Sauk County, Wisconsin for Dave Mitchell –David Mitchell, 901 Connie Road introduced himself to the Commission. Pinion said that the five lots that are being proposed are the vacated portion of the condominium plate that was considered several months ago. He said originally these lots were contemplated for five duplex condos, a total of ten units; however, Mitchell is proposing single-family residential lots on a private cul-de-sac, so they all get their frontage from the adjoining public street right-of-ways, but access would be obtained through the private cul-de-sac. He said the other five lots, which was one large lot previously was originally proposed for 20-units of multi-family housing; however, Mitchell is proposing five individual lots and he is contemplating five duplexes. Pinion said because Mitchell is the sole owner and is looking to subdivide two separate pieces into more than four buildable lots it triggers the need to go through the platting process according to our Subdivision Code and according to State Statutes. Scott Hewitt said that the infrastructure is all there, they are having driveway agreement drafted by an attorney to handle all the concerns regarding maintenance, snow removal, etc. He said that there is an existing sewer line that runs diagonally across Lot #1 and they will be providing an easement to the City so that they can continue to access. He said that he feels that this is a good fit for the area, making bigger lots and smaller homes. Pinion said that this does comply with the required lot size for the respective zoning districts. Liston moved to approve the Preliminary Plat of the 2nd Addition to Pleasant View as presented, conditioned on the City Engineer’s review. Kolb seconded the motion. On roll call vote for the motion, Ayes – Wedekind, Thurow, Franzen, Liston, O’Neill, Kolb, and Fitzwilliams. Nay – 0, and the motion carried.
- b. Consider a four-lot CSM in the 4.94-acre parcel of land on the east side of the 1400 Block of Crawford Street, located in the NE¼ of Section 35, T12N, R6E, in the City of Baraboo, Sauk County, Wisconsin for Steve Cook – Pinion said that this is a proposal CSM of an area that a concept review was looked at several months ago. He said that the concept review proposed two lots fronting Crawford and two lots that would have access off the stub end of 13th Avenue. He said that this proposal is a reconfiguration of that with three single-family homes that front Crawford Street and one large single family residential lot that would have access off the 13th Avenue stub. Pinion then showed the Commission an area where the City is looking for an easement for the existing storm sewer and sanitary sewer. He said that the City currently has record of a 12-foot wide

easement for the sanitary sewer; however, the City really needs 36-feet off the west and 38-feet at the east end. Mr. Cook is having his attorney draft the easement document and it will be recorded simultaneously with his closing on the property. Liston moved to approve the CSM as presented subject to the City obtaining the easement. Franzen seconded the motion. Gil Gerdman spoke in support of this CSM. On roll call for the motion, Ayes – Thurow, Franzen, Liston, O’Neill, Kolb, Fitzwilliams, and Wedekind. Nay – 0, and the motion carried.

- c. Consider Petition to Extend the Existing Alley Right-of-Way from the westerly boundary of Block 4 of Wallace’s Addition to the Village of Adams, westward 264 feet by the adjoining property owners – Pinion said that the Public Safety Committee has endorsed this request. This property is an apparent alley between 9th and 10th Avenue that extends west from Oak Street approximately 630 feet when in fact the existing right-of-way only extends 366 feet. He said the westerly 264 feet is technically a shared driveway easement for the three single-family homes at 134, 200, and 216 9th Avenue. The owner of the shared driveway easement, Mr. Ken Conway has agreed to convey this as a public right-of-way so that the City can continue to use it and maintain it as a public alley. He will be conveying this by way of a Quit Claim Deed. Pinion said that by State Statute this is a matter that has to be referred to the Plan Commission for their consideration. He said that if the Commission finds it to be a favorable arrangement then it would go to Council to formally accept the Quit Claim Deed as a public alley right-of-way. Liston moved, Kolb seconded to forward to Council with a favorable consideration. On roll call vote for the motion, Ayes – Franzen, Liston, O’Neill, Kolb, Fitzwilliams, and Wedekind. Thurow abstained. Nay– 0, and the motion carried.
- d. Consider Request by Chris Shanks, sole member of Sand County Motors, LLC, to review a Conceptual Development Plan in accordance with Step 2 of the PUD Process to combine Sand County Contracting with Sand County Motors in the existing building at 633 8th Avenue, located on the southeast corner of 8th Avenue and Park Street in a B-2 Central Neighborhood business zoning district – Pinion said that Sand County Motors, located on the corner of 8th Avenue and Park Street, formerly Parkside Motors is a B-2 zoning district and all the property in this block that fronts 8th Avenue is likewise zoned B-2, which is a neighborhood business classification. He said that there is one property to the rear that is a duplex, also zoned B-2; however, they have a PUD overlay, which came before the Commission a few years ago as a home occupation (hair salon) in the south half, and single family residence in the north half. He said Sand County Motors occupied this property two years ago. An automobile sales and service is an allowed use in the underlying zoning district, B-2. He said that at this time Chris Shanks has the need to consolidate another business, Sand County Contracting, and he would like to do that under the same roof as Sand County Motors. He said the use of Sand County Contracting is what precipitates the need for this zoning consideration, it is not an allowable use under the B-2 zoning district; therefore, this is a way to try to allow the reasonable use of this property with a little flexibility with the regards to the use thereon. Attorney Ben Letendre, Attorney for Shanks then addressed the Commission. He said that Sand County Contracting use to have a building by Baraboo News Republic where the equipment was stored; however, do to economy, Shanks realized his need to consolidate; therefore, he no longer occupies that warehouse. He said that Shank moved some of his items, such as finished windows, plumbing fixtures, etc. for internal warehousing at the Sand County Motors location. He said by doing the internal warehousing it raised a flag to the City that this is not an allowed use in the B-2 zoning district; hence, the request coming before the Commission. The second request from Shanks also includes outdoor storage, which would include the Sand County Contracting trailers when they are not off-site. He said that this has an overall minimal impact on the City and the neighbors. He said that Action Electric, which was grandfathered already, has a lot of these similar things going on. He said that by granting this request it would allow these two businesses to remain viable. Kolb stated that Shanks is asking permission; however, the trucks, bobcats, and trailers are already there, and if he wants to win hearts and minds of the Plan Commission he suggested that this request should have

been made before the storage began. Letendre agreed; however, said that Shanks wasn't aware that what he was doing was in violation of the B-2 zoning until Engineer Pinion approached him and told him otherwise. He said that a lot of the big equipment that Kolb referred to would not be stored there. Shanks said that his business has downsized from 35 employees to just fewer than 20 and they no longer do new home construction or roofing. Liston said that he drove through this alley and if he owned the house behind his property he would be upset because he feels that it is mess, he has all kinds of outside storage and junk lying around. Shanks said that the tires are picked up monthly and the pallets, there is a gentleman two doors down that was suppose to take them all, and he asked several times and hasn't yet. He said that the property is maintained as a dealership there is not issues, there have been tires stacked there for 25 years; however, they have moved a lot of the items inside because the bank who has the note on the property doesn't want outside storage. Liston also expressed concerned about employee parking. Kolb expressed concerned about the property being located in one of the main corridors into the City; however, he wants to be able to work with Shanks, but doesn't feel the property is appealing. Shanks feels that he has made the property more appealing than the previous Parkside Motors building; however, from the backside of the building it is going to look like a business and will be messy. Fitzwilliams said that Sand County's trailers or nice and it is a place of business that would like to consolidate. She said that he is coming in to try and do it right while another is grandfathered in and are not taken to the levels that the new people trying to do it the right way are. She supports the consolidation. Kolb asked if the Commission approved this request how they would engineer it to be more visually appealing. O'Neill questioned about shielding the residences to the east from the view of the storage by some sort of landscaping. Shanks don't feel that there is enough space to do that, they could possible building a fence; however, that would probably cause problems for trucks. He said she doesn't mind because they plow her driveway. Pinion said that beauty is in the eye of the beholder, what might be appealing or improving the physical or visual impact to him or any member will be different. He said that Shanks is looking for direction from the Commission and this is just a concept review so it is an opportunity for the Commission to provide nonbinding, informal feedback to the application. If the Shank's decides to proceed with the request it would come back to the Commission as a combined General Development Plan Specific Implementation Plan. He went on to say that the majority of the contents of that is what the Commission is seeing today so there won't be a big change in terms of the description of the document, and the site plan they may want to do a couple of different things, but what they are showing for parking is for Sand County Motors, four stalls for vehicle display, some scooter display, they are honoring the vision triangle and not obstructing view. O'Neill said that he would like to say go ahead; however, he feels that they need to dress the outside storage along the alley as much as possible. Shanks said that he isn't asking to ever keep any construction materials outside, the pallets are unfortunate. He asked if the used tires are covered under the zoning, he knows that it is pervasive and ugly; however, he can't ask them to come more than once a month. Shanks said that they are the dealerships tired, not the construction company. Attorney Bolin said that the ordinance itself does not allow outside storage of anything regardless of whether it was an auto dealership or not. The fact that it was done before doesn't make it right. Pinion said that if the applicant would like to pursue this matter they will prepare a General Development Plan SIP for the Plan Commission's review and consideration; if that receives a favorable consideration it will then go to the Council with a Public Hearing for rezoning and two readings of the rezoning ordinance.

BEDC

I. Call to Meeting to Order and Note Compliance with Open Meeting Law

Mayor Palm called the meeting to order at 6:00 PM in the Council Chambers, Municipal Building 135 4th St., Baraboo, WI. The meeting was noticed in conformance with Wisconsin State Statues regarding open meetings.

II. Roll Call & Approve Agenda

Present: Alt, Ayar, Bowers, Jelle, Palm, Stauffacher, Umhoefer

Absent: Burgi, Huffaker, Taylor, Wise

Other: Carolyn Wastlund (CDA), Plan Commission Members, Ed Geick, Tom Pinion, Patrick Cannon

III. Approval of Phil Wedekind as Chair of Joint Meeting

Alt (1), Bowers (2)

Aye: All via voice vote

Nay: None

IV. Project Initiation Workshop for East Side Corridor Study with MSA Professional Services to set the foundation for the planning program, review policy issues, and establish the overall direction for this planning project.

Representatives from MSA Professional Services facilitated a brief overview of the project expectations and tentative timeline. MSA indicated that the plan includes a conducting a electronic survey which includes property owners, residents, Elected and appointed officials and interested parties. In addition, a workshop will be held early in the process to solicit information to be included in the plans. The estimated timeframe is that this project will take 6-7 months to complete.

MSA also conducted a brief SWOT discussion regarding the area. Briefly, the comments were:

Issues/Threats/Weakness

1. Allowing Pole Buildings
2. Blighted property (legal nonconforming use)
3. Paring
4. Building setbacks- lack of landscaping
5. Poor design of Hwy 33 for traffic volume
6. Lack of and safety for pedestrian crossings
7. Road conditions

Opportunities

1. Availability of property for re-development
2. Health Care facilities within the area
3. Number of residents living in the service area
4. Fairgrounds being located within study area
5. Expansion of the road way to 4 lanes

MSA also provided a brief review of the draft survey that will be used. Once it has been completed, it will be reviewed by City Staff.

The next meeting will be held on June 8, 2016.

V. Adjournment

The meeting was adjourned at 6:50 PM.

Mike Palm
Mayor

Patrick Cannon
Recorder

Plan Commission Adjournment - It was moved by Liston and seconded by O'Neill to adjourn at 7:04 p.m. The motion carried unanimously.

Phil Wedekind,
Mayor Designee